

Minutes of the Veneta Planning Commission

October 4, 2010

Present: Kevin Conlin, James Eagle Eye, Calvin Kenney, and Lily Rees

Absent: Len Goodwin

Others: Ric Ingham, City Administrator; Brian Issa, Community Services Director; Zac Moody, Associate Planner; and Darci Henneman, Assistant City Recorder

I. REVIEW AGENDA

Chair James Eagle Eye called the Veneta Planning Commission to order at 7:01 p.m.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Lily Rees made a motion to approve the August 2, 2010 minutes. Kevin Conlin seconded the motion which passed with a vote of 5-0.

IV. LAND USE DECISION

Zone Change – CP/ZC-1-10, Map 17-06-36-41, Tax Lot 1100, 1.5 acre lot

Brian reviewed the staff report with the Planning Commission as follows: The request before the Planning Commission is to amend Veneta's Comprehensive Plan Map and Zoning Map to re-designate and rezone the above described property. The proposed change to the Comprehensive Plan Map would be from Commercial to Medium Density Residential, and the Zoning map change would be from Community Commercial to General Residential.

During the August 2, 2010 Planning Commission meeting no written or verbal comments were made and the public hearing was closed. The planning Commission asked staff to contact Oregon Department of Transportation (ODOT) and Lane County to follow up on any jurisdiction or access issues either agency may have with the possible relocation or addition of the driveway accesses. As discussed during the August 2, 2010 Planning Commission meeting, a zone change back to General Residential is appropriate for the parcel. A change to Residential would require the residential unit to reestablish their driveway access to conform to the off-street parking requirements of Section 5.20 of the Veneta Land Development Ordinance. Other than replacement of the residential driveway, there are no zone change criteria that require either parcel to change the shared access.

The conversation of the subject parcel back to Residential zoning would likely mean moving the egress for Central Little School closer to the intersection with Territorial Rd. At the last meeting, the Planning Commission had questions surrounding right-of-way jurisdiction and whether or not Lane County or ODOT would sign off on any changes. The City is currently in the process of taking jurisdiction of Bolton Hill Road from ODOT, which would allow the property owners of both parcels to request a right-of-way permit from the City. To ensure that all access issues are resolved prior to the zone change, staff notified ODOT of the possible access changes to both properties. ODOT's permit specialist stated in an email that it was the City's decision where to allow accesses, but that they would like to see Central Little School's exit as far away from the intersection with Territorial Road as possible.

Central Little School currently has an entrance from Territorial Road and an exit on Bolton Hill Road. If the existing exit from the parking area was relocated back to Central Little School property adjacent to the western property line, the driveway would still be further away from the intersection of Territorial Road and Bolton Hill Road than what it was prior to the relocation.

Based on the updated access information, staff finds that the proposal can meet all of Veneta's requirements for a change to the Veneta Comprehensive Plan map and Veneta Zoning map. Staff recommends the Planning Commission recommend the City Council approve Land Use Decision Zone Change CP/ZC-1-10.

In response to a question from James Eagle Eye, Zac said Central Little School submitted no written or verbal comments.

MOTION: Lily Rees made a motion to recommend the Veneta City Council approve Land Use Decision Zone Change CP/ZC-1-10. Kevin Conlin seconded the motion which passed with a vote of 4-0.

V. OTHER

Zac said the West Broadway Redevelopment Project is moving along. The last overlay of paving will be finished soon but there is still a lot of work to be done before the streets are completed. The next phase will be laying the 23 crosswalks and the lighting will be started on Waldo Lane and then finish up on West Broadway. The Park N Ride monumentation is starting to take shape and once the bio swales are completed things should move quickly. A Sweet Gum tree was removed from the southeast corner of East Broadway and Territorial Rd. Its root system interfered with the ADA ramp and crosswalk at that corner. An arborist was called in and recommended the tree be removed. Also a White Poplar tree will be removed from the northwest corner of the Our Daily Bread (ODB) Restaurant site. One large section of the tree covered the alleyway but removing just that section of tree would make the tree unstable according to the arborist. The removal date has not been determined but along with the tree an area surrounding the tree will be excavated to remove all the leaders so they won't damage the asphalt. Twenty trees will be planted in the Park N Ride and monument area, plus the City will provide ODB with a tree voucher to purchase a tree for planting on their site.

Zac said the Yamasaki partition will likely be on the November agenda. This is a three lot panhandle partition on Hunter Road. The application has expired.

Brian said staff interviewed three engineering firms to provide engineering services for the City. Branch Engineering, Inc. and Civil West Engineering Services, Inc. were selected. Branch Engineering will provide general engineering services while Civil West will provide water/sewer utility engineering services. The City of Lowell has contracted with both of these firms to provide the same services. Brian said they should complement each other very well.

VI. ADJOURN

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:20 p.m


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, Assistant City Recorder